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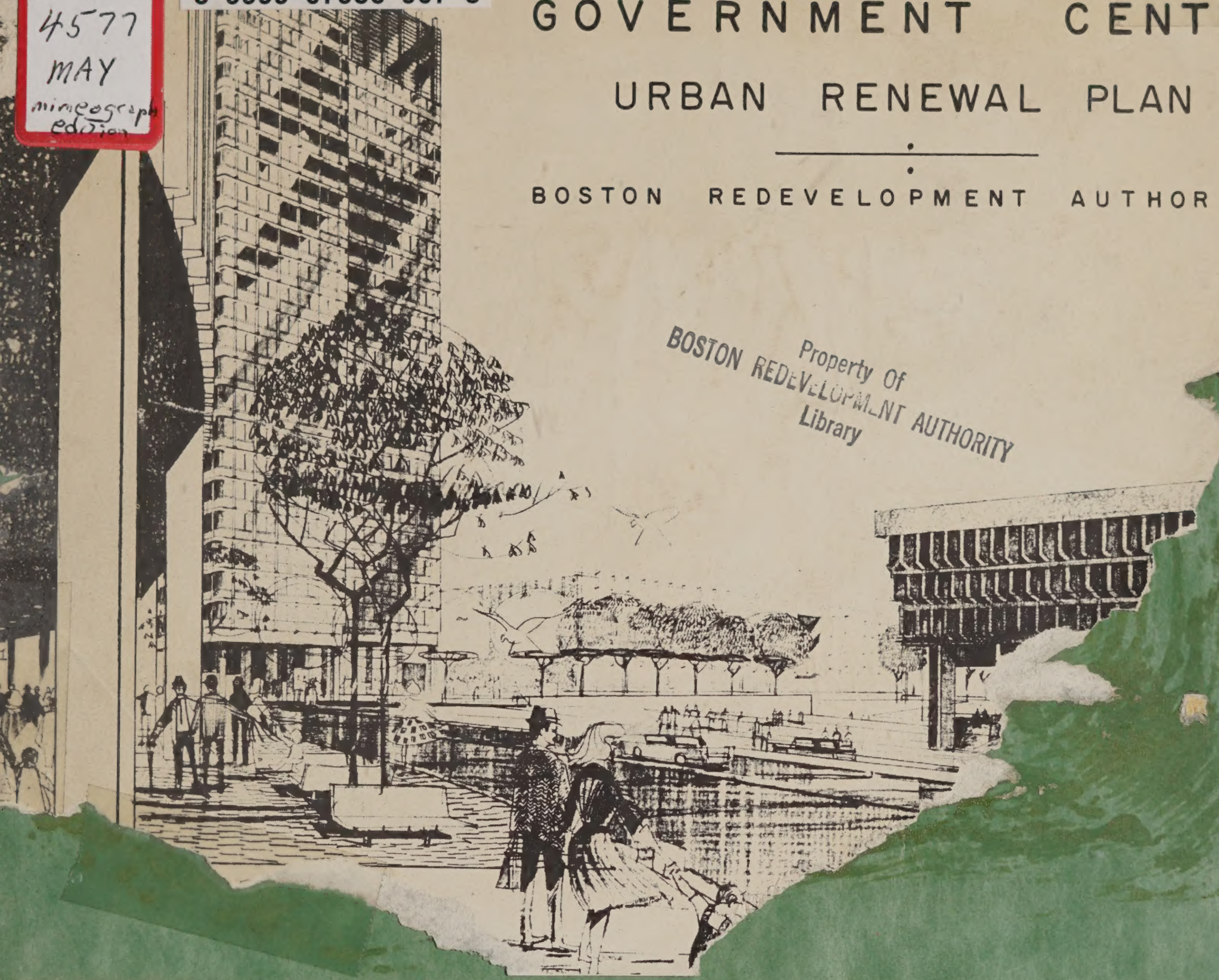

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CHAPTER I · URBAN RENEWAL AREA DEFINED

SECTION 101 PROJECT BOUNDARY MAP

See Property Map, Map A.

Section 102 LEGAL BOUNDARY DESCRIPTION

Government Center Urban Renewal Project, No. Mass. R-35, is bounded and described as follows:

Beginning at the intersection of the extended center line of Staniford Street with the extended northerly sideline of Merrimac Street;

Thence running in a southerly direction along the center line of Staniford Street to the intersection of the extended center line of Staniford Street extended to intersect with the southerly sideline of Cambridge Street;

Thence turning and running in an easterly direction along the southerly side line of Cambridge Street to the intersection with the westerly sideline of Somerset Street;

Thence turning and running in a southerly direction along the westerly sideline of Somerset Street to the intersection with the extended northerly property line of the property identified on the Property Map (Map A) as the County Court House Annex;

Thence turning and running in an easterly direction by various courses and distances along the extended northerly property line and the northerly property line of the said County Court House Annex to a point which is the northeast corner of said property;

Thence turning and running in a southerly direction by various courses and distances along the easterly property line of the said County Court House Annex to the intersection with the northerly sideline of Pemberton Square;

Thence turning and running in a westerly and a southerly direction by various courses and distances along the northerly and westerly sidelines of Pemberton Square to the intersection with the extended northerly property line of the property identified on the Property Map (Map A) as 34 Pemberton Square-39 Tremont Street;

Thence turning and running in an easterly and a southerly direction by various courses and distances along the extended northerly property line and the northerly property line of said 34 Pemberton Square-39 Tremont Street across Tremont Street along said northerly property line extended to an intersection with the easterly sideline of Tremont Street;

Thence turning and running in a northerly direction along the easterly sideline of Tremont Street to the southwesterly corner of the property identified on the Property Map (Map A) as 10 Tremont Street;

Thence turning and running in an easterly direction along the southern property line of said 10 Tremont Street to the southeasterly corner of said property;

Thence turning and running in a northerly direction along the easterly property line of said 10 Tremont Street to the intersection with the southerly sideline of Court Street;

Thence turning and running in an easterly direction along the southerly sideline of Court Street to a point of intersection of said sideline extended with the norhterly property line of the property identified on the Property Map (Map A) as the Old State House to the northeast corner of said property;

Thence turning and running in a southerly direction along the easterly property line of said Old State House to the southeast corner of said property;

Thence turning and running in an easterly direction along the extended southerly property line of said Old State House to the northerly property line of the property identified on the Property Map (Map A) as 31-33 State Street, which is also the southerly sideline of State Street, and continuing along the southerly sideline of State Street to an intersection with the extended easterly sideline of Change Avenue;

Thence turning and running in a northerly direction along the extended easterly sideline and the easterly sideline of Change Avenue to an intersection with the northerly property line of the property identified on the Property Map (Map A) as 60 State Street;

Thence turning and running in an easterly direction by various courses and distances along the northerly property line of said 60 State Street and continuing in an easterly direction along the northerly property line of the property identified on the Property Map (Map A) as 80 State Street and the last said property line extended in an easterly direction to an intersection with the easterly sideline of Merchants Row;

Thence turning and running in a northerly direction along the extended easterly sideline of Merchants Row to an intersection with the southerly property line of the property identified on the Property Map (Map A) as 1-3 South Market Street, which is also the northerly sideline of Chatham Street;

Thence turning and running in a westerly direction along the southerly property line of said 1-3 South Market Street to an intersection with the easterly sideline of Merchants Row;

Thence turning and running in a northerly direction along the westerly property line of said 1-3 South Market Street, which is also the easterly sideline and extended easterly sideline of Merchants Row, to an intersection with the extended southerly property line of the property identified on the Property Map (Map A) as Faneuil Hall;

Thence turning and running in a westerly direction along the extended southerly property line and the southerly property line of said Faneuil Hall to an intersection with the westerly property line of said building;

Thence turning and running in a northerly direction along the westerly property line and extended property line of said Faneuil Hall extended to an intersection with the northwesterly sideline of North Street;

Thence turning and running in a southwesterly direction along the northerly sideline of North Street to an intersection with the easterly sideline of Union Street;

Thence turning and running in a northerly direction along the easterly sideline of Union Street to an intersection with the southerly sideline of Hanover Street;

Thence turning and running in a northeasterly direction along the southerly sideline of Hanover Street to an intersection with the westerly sideline of Blackstone Street;

Thence turning and running in a northwesterly direction along the extended westerly sideline and the westerly sideline of Blackstone Street, which is also a State Highway location layout line, to the end of Blackstone Street at Haymarket Square.

Thence turning and running in a northeasterly and a northwesterly direction by various courses and distances along the State Highway location layout line to the southeasterly corner of the property of the City of Boston identified on the Property Map (Map A) as the Haymarket Relief Station;

Thence running in a northwesterly direction by various courses and distances along the northeasterly property line of said Haymarket Relief Station to an intersection with the easterly sideline of Canal Street, which is also the westerly property line of said Haymarket Relief Station;

Thence turning and running in a southeasterly direction along the easterly sideline of Canal Street to an intersection with the extended northerly sideline of Market Street;

Thence turning and running along the extended northerly sideline and the northerly sideline of Market Street to an intersection with the northeasterly sideline of Merrimac Street;

Thence turning and running in a northwesterly direction along the northerly sideline of Merrimac Street to the point of beginning.

CHAPTER II: PROPOSED RENEWAL ACTIONS AND DESIGN OBJECTIVES

SECTION 201: GENERAL RENEWAL ACTIONS

The Government Center Project will be undertaken and carried out by the Boston Redevelopment Authority (herein, with its successors and assigns, also called the "Authority.") The principal activity will be clearance and redevelopment to remove a decadent and blighted area in the heart of the city.

The principal reuse of project land will be public and private office space, supported by accessory uses and public open space. Public improvements will include an improved street system, off-street parking, adjustment and improvement of utilities and mass transit, as well as public open areas. These actions are summarized in Sections 202-204, below.

SECTION 202: CLEARANCE AND REDEVELOPMENT

The major activity in the Project Area will be clearance and redevelopment. It is proposed that six existing properties will not be acquired (subject to the provisions of Section 303 hereof) since they are or can be made compatible with the Plan and its design objectives. Disposition parcels will be made available for redevelopment as stipulated in Chapter III, Land Use and Building Controls.

SECTION 203: PUBLIC IMPROVEMENTS

A. Streets

A completely new major street system will be constructed in a logical and orderly manner; paving, curbs and sidewalks in abandoned streets will be removed; and existing streets to remain will be reconstructed or widened, all as shown on Map B, Proposed Land Use Map. In addition, an access street from Hawkins Street to serve buildings on Parcel 2, and an underground service roadway from New Congress Street to serve buildings on Parcels 6 and 9 shall be constructed. Should engineering and traffic studies prove its feasibility, an ingress road from New Chardon Street to Canal Street will be provided.

B. Utilities

Project activities include the placing of underground utility lines within the new street system as necessary to serve the Project Area in an adequate manner; and the abandonment, removal, relocation, or improvement of all existing utilities wherever necessary. Whenever such utilities are adequate and in accordance with the Urban Renewal Plan, they shall be retained. All private and public utilities will be placed underground.

Landscaping

Attractive landscaping of all open areas and, wherever appropriate, areas within public street rights-of-way, will be provided.

D. Street Lighting

The replacement and modernization of the present street lighting system to conform to the new street plan and to meet the general and special needs of the renewal area are proposed.

E. Public Open Space

Public open space, including a Government Center Plaza, and other attractively developed open spaces and walkways, will be publicly provided and maintained.

F. Rapid Transit

Rapid transit facilities will be reconstructed as necessary to serve the Project adequately and efficiently. The northbound tunnel of the Tremont Street Subway line will be relocated between Scollay Square and Haymarket Square and a turnaround loop will be constructed at Scollay Square Station, both as indicated on Map B, Proposed Land Use.

SECTION 204: REHABILITATION

One acquired structure with historic and architectural significance will be sold for rehabilitation, and three non-acquired structures are designated for rehabilitation, all in accordance with Sections 404 and 405 hereof.

SECTION 205: PLANNING AND DESIGN OBJECTIVES

A. Introduction

The general planning and design objectives of the Government Center Urban Renewal Plan are:

1. Revitalization of a key portion of downtown Boston through clearance, redevelopment and rehabilitation, thereby eliminating a decadent and sub-standard area;

2. Functional integration of new governmental facilities, supported by new private office facilities and ancillary consumer and business service facilities;

3. Introduction of new economic strength in the Government Center Project Area, thereby creating an effective center of activity functionally linked to the Retail Core, the Financial District, the Waterfront, the North Station, the Beacon Hill Governmental District, and the nearby residential areas of Beacon Hill and the West and North Ends;

4. Provision of adequate vehicular access to Government Center in order to emphasize the importance of Government Center to the entire Boston Peninsula, while at the same time improving mass transit and pedestrian access into and movement within the Project Area;

5. Creation of design continuity between the public and private parcels in order to heighten an awareness of the essential inter-relation of all the Government Center buildings, open spaces, and pedestrian and vehicular ways;

6. Creation of a symbol of democratic government and its related institutions in the physical context of the surrounding historical districts, thereby continuing and improving the important role this area has played in the political, social and cultural history of Boston and America.

. Implementation

These general planning and design objectives will be implemented by:

1. The planning and design of public facilities; circulation systems (pedestrian, vehicular, and mass transit); open spaces; public buildings and other public facilities; and

2. Use and design controls on the disposition parcels, the rehabilitation parcels, and the buildings in the Project Area which are not proposed to be acquired.

Moreover, these general planning and design objectives are supplemented by the specific planning and design objectives set forth below. The developer of each disposition parcel and the owner of each rehabilitation parcel, will be required not only to adhere to the particular controls and restrictions imposed upon his parcel (see Chapter III, Section 302 and Chapter IV, Sections 404 and 405), but also to

give adequate consideration to the spirit of the objectives and principles of the Urban Renewal Plan in respect to land use, design, and building controls.

C. Circulation System Objectives

1. Pedestrian Movement

   a. Provide a system of pedestrian paths linking open spaces, private and public buildings, mass transit and other public facilities within Government Center;

   b. Provide a system of pedestrian paths linking Government Center and the adjacent districts of North Station, Quincy Market and the Waterfront, the North End, Beacon Hill and the State House, the Retail Core, and the new West End Redevelopment Area;

   c. Provide a system of pedestrian paths which can be incorporated into an improved system for Boston's historic Freedom Trail;

   d. Provide a system of pedestrian paths, the principal elements of which are:

      (1) paralleling systems of building arcades, walkways and open spaces starting at Pemberton Square, linking the intersections of Cambridge, Tremont and Court Streets, the Scollay Square MTA Station, Government Center Plaza, the Sears Crescent, new City Hall, Dock Square, and Faneuil Hall (this varied system of open and sheltered walks will eventually tie into the historic Market and Blackstone-Union Streets area and thence the Waterfront on the east, and the North End Freedom Trail elements on the north),

      (2) mid-block open walkway at Washington and State Streets linking new City Hall to the Retail Core and the Financial District via Washington Street,

      (3) systems of arcaded walkways within the building lines of parcels facing Government Center Plaza, east of New Congress and west of Cambridge-Tremont, thus creating protected pedestrian paths serving these parcels while protecting and defining pedestrian movement where adjacent to important streets, and maximum flexibility

for pedestrian desires and to give adequate access to all parcels.

2. Vehicular Circulation

a. Provide a rational vehicular circulation pattern which:

(1) maximizes re-use of existing rights-of-way,

(2) eliminates awkward and dangerous intersections,

(3) separates different types of vehicular movement according to function, speed, and destination,

(4) creates super-blocks free of vehicular traffic,

(5) makes disposition sites more practical in terms of construction, loading, off-street parking, and other service standards, and

(6) creates open spaces free of vehicular traffic;

b. Simplify and increase the total carrying capacity of routes by creating a hierarchy of vehicular movement which:

(1) discourages through-traffic from using streets within Government Center designed for Government Center private vehicular movement alone, and

(2) encourages such movement on the Central Artery and other appropriate through-traffic arteries;

c. Increase the efficiency of the vehicular connections serving Government Center so as to provide a greater access to the Project Area by:

(1) creating at grade level the one-way connector street-pair formed by New Sudbury and New Chardon Streets, and

(2) Improving and widening the existing State and Court Streets as secondary streets;

d. Design street width, capacity, pavement and related street equipment, in order to

(1) enhance access to disposition parcels, and

(2) relate such designs to the height, massing, facade, treatment, and use of disposition parcels;

e. Minimize disposition parcel access from Cambridge-Tremont, New Congress-Merrimac, New Sudbury, New Chardon, State and Court Streets. (In the execution of the Urban Renewal Plan, further improvement of private vehicular access and service systems within the purview of Plan controls will be accomplished by consultations between the Boston Redevelopment Authority and the disposition parcel developers.

3. Mass Transit

Increase the capacity of the Scollay Square Station to meet the increased numbers of employees in, and visitors to, Government Center by the construction of a loop designed to allow more cars to enter and leave Government Center within any period of time, and design surface entrances to meet the following three criteria:

a. that their design harmonize with the design of the immediate area in which they are located,

b. that they be so located as to maximize access to the station they serve, and

c. that their design reflect the capacity of the station they serve.

D. Objectives for Public Improvements, Open Spaces and Easements for Public Use

1. Provide high standards for the pedestrian's safety, comfort, and access to service elements contained in public spaces and rights-of-way, giving consideration to:

   a. plant materials, paving and curb treatments, lighting, signs, and other street and open space equipment and furnishings;

b. safety at pedestrian crossings and within open spaces;

c. street and open space sanitation; and

d. climatic comfort in all seasons to the degree feasible.

2. Provide a functional and attractive system of well-defined open spaces knitted into an integrated whole by equally well-organized streets, walkways, and open spaces, giving consideration to:

   a. The circulation and/or non-circulation function for which they were designed, and

   b. The unification and functional articulation of the space sequences of the circulation system.

3. Encourage developers of disposition parcels to give consideration to:

   a. avoidance of setbacks or breaks in building lines which detract from the definition of enclosure of public open space and street space,

   b. exploitation of building mass, screen walls, overhangs or landscaping as elements contributing to the definition of public open space and street space,

   c. enhancement of climatic shelter objectives as they relate to public open space and street space,

   d. provision of safe pedestrian and auto visibility minimizing curb cuts in public open space and street space areas,

   e. maximum display of lighted or active portions of buildings toward public open space and street space areas in order to improve night-time safety,

   f. placement of primary building entrances and approaches and arrangement of internal functions generating public activity in such a way as to generate and augment the purposes of public open space and street space, whether intended for active or passive uses, and

g. use of architectural materials and scalar treatment of facade and roof lines in modes contributing to unity across and around all sides of the public open space and street space areas.

E. Land Use and Building Controls Objectives

1. Provide a high standard of convenience and mutual interdependence between local, State and Federal government facilities and services, on the one hand, and private offices and business services on the other hand, maximizing convenient pedestrian access between all parcels and emphasizing private office space that meets the needs of enterprises requiring Government Center proximity;

2. Provide a high degree of convenience, and self-sufficiency in Government Center in respect to local retail, personal service, and visitor accommodation facilities, maximizing the vertical and horizontal accessibility of such services from the principal public pedestrian walks and open space.

3. Control vehicular traffic generation at a level reasonably related to the presence of mass transportation alternatives, the intense degree of pedestrian movement required in this area, and the limited availability of private vehicular movement channels in the area;

4. Provide an adequate standard of light, air, and open space, and create a total pattern of buildings which is both expressive of contemporary real estate development and a harmonious part of historic Boston. (Land use and building controls and restrictions emphasize the potential for buildings of moderate height and great horizontal continuity, both to ensure accessibility to light and air and to affirm the continuity of enclosure of streets and open spaces by long buildings which is characteristic of this part of Boston. The rationale directing the location of tall buildings is based upon an overall area effect rather than upon similarities or dissimilarities of locational conditions between adjacent parcels. The objective as it relates to Parcel 8 is creation of a "true tower", with approximate dimensions of 100' by 170'. In the overall plan as it relates to tall buildings, principal considerations will be minimizing shadowing of lower buildings, major open spaces and transit interchanges, and utilization of the building as an attractive distant landmark for the location and internal structure of Government Center.)

F. Buildings Objectives

1. The Urban Renewal Plan makes possible and depends upon the highest possible level of contemporary architectural design. The individual developer's proposal will be reviewed in terms of its contribution to a suitable present-day city environment, its care for the assets and community values of historical Boston, and the permanence of renewal objectives in terms of aesthetic expression, utilitarian arrangement, and structural soundness. This objective will require the developer to conform to the principles of the overall Project Area design through careful attention to the potentials of the disposition parcel (see especially paragraphs D and E above), and to the following standards:

   a. The best modern architectural standards for natrual and artificial lighting, acoustics, and mechanical plant should be utilized, as well as sensitive external expression of these factors in order to avoid premature obsolescense.

   b. Experimentation in the arrangement of uses in a single architectural complex should be undertaken in order to improve on current architectural solutions in respect to mixed land-use sites and in respect to preserving the spatial integrity of the street and defined public open spaces, at least for lower floors facing the space.

   c. New and rehabilitated buildings, as well as buildings proposed to be retained, should harmonize, not only with others sharing the same streets or open spaces, but with surrounding older parts of downtown Boston. Particular note should be taken of the use of curtain walling materials and architectural rhythm and detail of wall openings, relating to dominant local architectural traditions of masonry materials and complex and careful scales of wall openings and details.

   d. All parapets and roof-top structures should be well organized so as to present an attractive appearance from all points of view, including view from higher buildings.

e. New and rehabilitated buildings as well as buildings proposed to be retained should be treated with architectural values on all facades, leaving no facades of inferior material.

2. Two special and fundamental principles of the Urban Renewal Plan with respect to individual architectural considerations are as follows:

a. Maintenance around Government Center Plaza of a dignified building enclosure of simple roof-line, similar or harmonious materials, and similar scale of facade treatment, providing an unobtrusive common setting over which the new City Hall will be visually dominant and artistically unique; and

b. Maintenance and strengthening of a clear visual channel and sequence of related architectural appearances extending from Government Center Plaza to the Waterfront (the latter outside Project Area) expressing the functional ties between these points of tourist interest and the intervening open spaces as well. It is to be noted that long, moderately-low existing buildings, making heavy use of concrete or granite materials, are frequently found along this line.

CHAPTER III: LAND USE AND BUILDING CONTROLS

SECTION 301: LAND USE MAP

The proposed land uses are shown on Map B, Proposed Land Use.

SECTION 302: LAND USE PROVISIONS AND BUILDING REQUIREMENTS

A. General Requirements

1. Applicability: The provisions of sub-Section 302: (A) shall apply to all property within the Project Area, and shall be implemented by appropriate covenants in disposition or other documents.

2. Duration of Controls, Effective Date and Renewal Provisions:

   The provisions and requirements established in this Plan shall be maintained and in effect for a period of 40 years from the date of the original approval of the Urban Renewal Plan by the City Council, except for Sections 302: (A) 3 and 4 below, which shall remain in effect for a period of 100 years from said date.

3. Restrictive Covenants: No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Boston Redevelopment Authority or by any purchaser or leasee from it (or any successors in interest of such purchasers or leasees) by which land in the Project Area or any improvements, facilities or appurtenances constructed on such land, is restricted either by the Boston Redevelopment Authority or by such purchasers, leasees or successors in interest, upon the basis of race, creed, color, or national origin, in the occupancy thereof.

4. Compliance with Anti-Discrimination Laws: Redevelopers shall comply with all State and local laws in effect from time to time prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease or occupancy of property in the Project Area, provided that this section shall not apply to the United States of America.

5. Interim Uses. The Boston Redevelopment Authority may devote properties acquired by it in the Project Area, prior to the time such properties are needed for redevelopment purposes, to temporary uses for parking, relocation, or recreation, in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

6. Definitions Applicable in the Interpretation of Building Requirements and Restrictions:

   a. Floor Area Ratio: the direct ratio of the total, above grade, gross floor area of a building to the total area of the disposition parcel.

   b. Building Coverage: the percentage of the disposition parcel covered by the ground floor of the building.

   c. Height: the height of a building shall be measured from the mean grade of the sidewalk or a given grade elevation to the top of the parapet of the building facade. Grade elevations are measured from Boston Base.

   d. Setback: the distance between the disposition parcel line and a line beyond which no part of the building may protude.

   e. Building Envelope: a building envelope is the geometric figure defined by the application of height, setback and similar controls for a disposition parcel.

   f. Arcade: an area of a building which is open to public access along its entire length.

7. Landscaping: All open areas must be suitably landscaped so as to provide a visually attractive environment.

8. Sign Control: Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24". The size, design, location and

number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Boston Redevelopment Authority.

9. Exterior Lighting: Exterior lighting may be used to light doors, entrances, show windows, plazas, and open spaces. It shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Boston Redevelopment Authority.

10. Off-Street Loading: Servicing of all buildings shall be off-street, except that not-to-be-acquired parcels and parcels designated for rehabilitation may be exempted in writing, by the Boston Redevelopment Authority, where existing conditions make compliance with this requirement impossible. Developers shall provide access to such servicing areas only where permitted under Section 302(B) below.

The following are the off-street loading bay requirements for each parcel, unless otherwise provided under Section 302(B):

Number of Bays Required for New Structures by
Gross Floor Area of Structures
(in thousands of square feet)

Gross Floor Area (in thousands of square feet)	Under 15	15-100	100-150	150-300	300 and over
Number of Bays Required	0	1	2	3	4, plus 1 for each additional 150,000 sq.ft

Off-street loading bay requirements do not apply to any of the following uses:

Fire Station
Police Station
Telephone exchange
Drive-in restaurants
Outdoor recreation places
Parking garage

11. Open Parking Areas. Open parking areas must be paved and landscaped and effectively screened to provide an attractive visual appearance. The number of parking spaces provided must be consented to in writing by the Boston Redevelopment Authority.

12. Storage. The open air storage of materials, equipment or merchandise other than automobiles shall not be permitted in any section of the Project Area.

13. Uses. The Project Area shall generally be devoted to office and business uses, and landscaped open areas. Specific uses for each parcel are set forth in Section 302(B). In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably, incident to the use specified, or the use on an adjoining parcel. Retail businesses are permitted on all private parcels except those devoted to open space. Restaurants are permitted on all parcels except those devoted to open space. Landscaped open space is permitted as an accessory use on any parcel. Within the purview of this Section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Project.

14. Utility Easement. Easements for utilities shall be provided in accordance with Proposed Land Use Map, and Section 302(B) hereof. Additional utility easements, as needed, may be granted by the Authority.

15. Subway Facilities. Provision shall be made for subway tunnels, stations, and access facilities in accordance with the Proposed Land Use Map, and disposition parcels shall be subject to easements and other rights as appropriate in accordance therewith. In addition, developers on each parcel may construct or arrange to have constructed such additional facilities as they deam desirable.

16. Arcaded Pedestrian Ways. Arcaded pedestrian ways are permitted on all disposition parcels.

17. Subway Easements. Easements for existing subway tunnels must be maintained, and construction shall proceed so as not to damage or threaten damage to or cause leakage in or impair the structure or support of or interfere in any way with the use.

of Metropolitan Transit Authority facilities, and any existing above ground facilities must be restored or replaced in a manner acceptable to the Metropolitan Transit Authority.

18. Automobile Passenger Discharge Area. Buildings in public use shall provide automobile passenger discharge areas, in such a way as not to impede traffic flow.

19. Provisions for Handicapped People. All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction. Appropriate entrances and exits for such persons shall be constructed on all major frontages.

B. Land Use Provisions and Building Requirements for Specific Re-Use Parcels (For Parcel numbers, see Proposed Land Use Map)

Parcel 1:

A. Permitted Uses

This parcel shall be devoted to public office and institution.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.
2. Building Coverage: Not applicable.
3. Height: unless otherwise specified and approved by the Boston Redevelopment Authority, no portion of this Parcel is to exceed 420' above elevation 34.0.
4. Setback: where possible, a minimum setback should be applied to clearly define the circumferential streets.
5. Building Envelope: not applicable.
6. Parking: a maximum of 50 open spaces in a suitably screened and landscaped area may be provided. A minimum of 100 spaces of enclosed parking must be provided. Automobile servicing for official vehicles is permitted provided such servicing is entirely within an enclosed structure.
7. Access: for parking and loading, access not permitted within 200' of the intersection of New Chardon and Merrimac Streets, Merrimac and Staniford Streets, Staniford and Cambridge Streets, and Cambridge and New Chardon Streets. No more than three vehicular access points are permitted along the perimeter of this Parcel.
8. Loading Bays: At least 9 loading bays shall be provided.

Parcel 2:

A. Permitted Uses

Parcel 2 may be subdivided by the Authority, and for each sub-parcel, the principal use may be office, public or private institution, utility, parking or open space or transient housing.

B. Building Requirements

1. Floor Area Ratio: not to exceed six, except for additions to adjacent existing buildings where the Floor Area Ratio shall not exceed ten.

2. Building Coverage: not applicable.

3. Height:

   (a) Additions to adjacent existing buildings of the New England Telephone & Telegraph Company shall be no heigher than the existing building.

   (b) Religious buildings: restrictions not applicable.

   (c) All other buildings: not to be less than 65' nor more than 85' above elevation 34.0'.

4. Setback: controls not applicable.

5. Other Requirements: no building or parking shall be permitted in the area defined by the southwesterly facade of the existing New England Telephone and Telegraph Company building, the northwesterly building line of said Building extended to Cambridge Street, and the northeasterly sideline of Cambridge Street which shall be public open space, and through which adequate pedestrian and vehicular access to the front, including an automobile passenger discharge area shall be provided for the existing New England Telephone and Telegraph Company building.

6. Parking: the number of surface parking spaces for each sub-parcel must be consented to in writing by the Boston Redevelopment Authority. Automobile servicing for official vehicles in connection with a public institution shall be permitted provided such services are entirely within an enclosed structure.

7. Access: shall be in conformity with good traffic engineering practices.

8. Loading Bays: not applicable to buildings of a religious nature built on this parcel.

Parcel 3a and 3b:

A. Permitted Uses

These parcels shall be devoted to surface parking or open space.

B. Requirements and Controls

Access: for Parcel 3a from Hawkins Street; for Parcel 3b from Bowker Street.

Parcel 4:

A. Permitted Uses

1. This parcel shall be devoted to private, public or semi-public uses. Principal uses may be public parking and bus terminal facilities. In the event that bus terminal facilities are provided, such use shall be confined to that portion of the parcel which is east of New Congress Street.

2. Accessory uses permitted include:

   a. Transportation facilities.
   b. Retail and service establishments.
   c. Eating places and entertainment.
   d. Exhibition space.
   e. Tourist information facilities.

B. Building Requirements

1. Floor Area Ratio: not to exceed six.
2. Building Coverage: not applicable.
3. Height: not more than 65' nor less than 35' above elevation 34.0.
4. Setback: on New Sudbury Street, Blackstone Street and New Congress Street a minimum setback should be applied to clearly define these streets.
5. Building Envelope: provision for New Congress Street to pass through the building with a vertical clearance of not less than 14'6" must be provided.
6. Parking: no open automobile parking permitted.
7. Access: shall be in conformity with good traffic engineering practices.

Parcel 5:

A. Permitted Uses

This parcel shall be devoted to public-office and institution.

B. Building Requirements

1. Floor Area Ratio: not to exceed six.
2. Building Coverage: restrictions not applicable.
3. Height: not to be less than 65', or more than 85' above elevation 34.0' in that portion of the parcel lying within 500' of New Congress Street, not to exceed 400' above elevation 34.0' for the remainder of the parcel.
4. Setback: controls not applicable.
5. Building Envelope: not applicable.
6. Parking: no open parking permitted. Automobile servicing for official vehicles permitted provided such services are entirely within an enclosed structure.
7. Access: may be provided from New Sudbury Street and from New Congress Street by right turn only, but not within 100' of the southerly sideline of New Sudbury Street.
8. Loading Bays: at least 3 loading bays shall be provided.

Parcel 6:

A. Permitted Uses

This parcel shall be devoted to public office and institution.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.
2. Building Coverage: not applicable.
3. Height: not to exceed 140' or to be less than 100' above elevation 34.0'.
4. Setback: not applicable.
5. Building Envelope: east facade of building must form an effective visual enclosure to Dock Square.
6. Parking: no open parking permitted. Enclosed parking permitted below elevation of Government Center Plaza as it abuts upon Parcel 6. Automobile servicing for official vehicles permitted provided such services are entirely within an enclosed structure.
7. Access: for parking and loading by right turn only from New Congress Street.
8. Loading Bays: at least 5 loading bays shall be provided.

Parcel 7:

A. Permitted Uses

Parcel 7 may be subdivided by the Authority, and for each sub-parcel the principal use may be transient housing and/or office.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.
2. Building Coverage: not applicable.
3. Height: not to be less than 65' or more than 85' above elevation 34.0' for that portion of the parcel lying south of the southerly sideline of West Hanover Street; not more than 200 ft. above elevation 34.0' for remainder of parcel.
4. Setback: no setbacks allowed on New Congress Street and Dock Square.
5. Building Envelope: Entire frontage on New Congress Street must be arcaded for pedestrian traffic. An easement on grade, with a vertical clearance of not less than 14'6" must be provided for West Hanover Street. Appropriate provision shall be made for the passage of pedestrians through the building from Union Street to New Congress Street.
6. Parking: Not less than three enclosed parking spaces for every four guest rooms of any transient housing facility must be provided. Not more than 50 open parking spaces may be provided. Open parking not permitted along New Congress or New Sudbury Street frontages. Automobile servicing permitted provided such services are entirely within an enclosed structure.
7. Acess: for parking andloading, from West Hanover Street and Union Street only.

Parcel 8

A. Permitted Uses

This parcel shall be devoted to general office use.

B. Building Requirements

1. Floor Area Ratio: not to exceed 25.

2. Building Coverage: not applicable.

3. Height: Not to be less than 360' or more than 500' above elevation 34.0'.

4. Setback: No setback permitted on Parcel 11 frontage. Setback of at least 50' from State Street must be provided, which setback area must be attractively planted with large-scale trees of at least 8-10" caliper and which must be open to the public.

5. Building Envelope: not applicable.

6. Parking: No open parking. Enclosed parking permitted below Government Center Plaza level as it abuts upon Parcel 8.

7. Access: For loading and parking, from New Congress Street. Must be more than 60' from the northerly sideline of State Street. In addition, an off-street passenger discharge area on the State Street frontage, no closer than 60' from the westerly sideline of New Congress Street, must be provided.

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Parcel 9:

A. Permitted Uses

1. Parcel 9 may be subdivided by the Authority and for each sub-parcel, the principal use shall be general office.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.

2. Building Coverage: no building having a height of more than 12' shall be constructed on that portion of Parcel 9 which is west of a line created by extending a straight line from the northwest corner of Parcel 9 to the southwest corner of Parcel 9.

3. Height: that portion within 50' of the northerly parcel line must be built to elevation to match the existing cornice line of the Sears Crescent (65' above elevation 34.0').

4. Setback: no setback permitted along full frontage on Government Center Plaza.

5. Building Envelope: must be built to uniform height along full length of northern parcel frontage on Government Center Plaza. If required by the Authority, an easement through Parcel 9 shall be provided to accomodate loading access to 1 Court Street.

6. Parking: no open parking. Enclosed parking permitted below Government Center Plaza level as it abuts upon the Parcel.

7. Access: for parking and loading, from New Congress Street under Government Center Plaza level.

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Parcel 10

A. Permitted Uses

Parcel 10 may be subdivided by the Authority and for each sub-parcel the principal use shall be general office. See Chapter IV, Section 404, for standards and controls on that portion of Parcel 10 which may be rehabilitated.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.

2. Building Coverage: restrictions not applicable.

3. Height: to match existing cornice line of Sears Crescent (65' above elevation 34.0').

4. Setback: no setback permitted on full frontage on Court Street for first two floors. No setback permitted for entire frontage on Government Center Plaza.

5. Building Envelope: controls not applicable.

6. Parking: no open parking. Enclosed parking permitted below the Government Center Plaza level as it abuts upon the parcel.

7. Access: for loading and parking, from Franklin Avenue or New Congress Street under Government Center Plaza level.

8. Storage: no open air storage, temporary or permanent, of materials for use in or refuse from Parcel 10 shall be permitted on Franklin Avenue or Franklin Avenue frontage.

9. An easement with a diameter of at least 60' and a vertical clearance of at least 14'6" shall be provided as a vehicular turn-around for vehicles entering Franklin Avenue, unless alternate means of access are provided for Parcel 10 and 17 Court Street, which means of access are satisfactory to the Federal Government (if it then owns 17 Court Street) and to the Authority.

Parcel 11

A. Permitted Uses

This parcel shall be devoted to public open space.

B. Requirements

1. No structures or landscaping, which might block access, light, or air shall be placed within 75' of Parcel 5, except with the consent of the owners of Parcel 5.

2. Easement for New Congress Street beneath the Plaza with a minimum vertical clearance of 14'6" must be provided.

3. The following easements shall be provided if required by the Authority:

   a. For underground loading for Parcels 6, 8, 9, 10, 1 Court Street, and 17 Court Street.

   b. For basement for Parcel 6.

   c. For utilities.

   d. For parking beneath the Plaza.

Parcel 12

A. Permitted Uses

Parcel 12 may be subdivided by the Authority, and for each subparcel the principal use shall be general office.

B. Building Requirements

1. Floor Area Ratio: not to exceed eight.

2. Building Coverage: maximum coverage of parcel will be encouraged.

3. Height: not to be less than 75' or more than 125' above elevation 34.0'.

4. Setback: no setback permitted along full frontage of Cambridge Street.

5. Building Envelope: must be built at uniform height along parcel frontage on Cambridge Street. A pedestrian way with a minimum vertical clearance of 12' and minimum width of 45' from Cambridge Street level (43.0') to Pemberton Square level (63.0) must be provided with Parcel 12. Ground floor on Cambridge Street level must be arcaded for pedestrian use for full length of Cambridge Street frontage.

6. Parking: no open parking permitted. No parking permitted above Cambridge Street elevation on Cambridge Street frontage.

7. Access: for parking and loading, from Cambridge Street, but not within 600' of the intersection of the easterly sideline of Somerset Street and the southerly sideline of Cambridge Street, and/ or from Somerset Street, but not within 65' of the southerly sideline of Cambridge Street.

Parcel 13

A. Permitted Uses

Parcel 13 may be subdivided by the Authority and for each subparcel the principal use shall be general office.

B. Building Requirements

1. Floor Area Ratio: not to exceed ten.
2. Building Coverage: not applicable.
3. Height: not to be less than 65' nor more than 85' above elevation 34.0' within 75 feet of Faneuil Hall Square frontage. Not more than 130' above elevation 34.0' for remainder of parcel.
4. Setback: no setback permitted.
5. Building Envelope: appropriate pedestrian arcades shall be provided.
6. Parking: no open parking. Enclosed parking permitted below Government Center Plaza level as it abuts upon Parcel 13.
7. Access: for parking and loading from Faneuil Hall Square only.

Parcel 14

A. Permitted Uses

This parcel may be subdivided by the Authority, and for each subparcel the principal use shall be general business.

B. Building Requirements

1. Floor Area Ratio: not to exceed 6.
2. Building Coverage: restrictions not applicable but maximum coverage of parcel will be encouraged.
3. Height: not to be less than 40' nor more than 70' from pavement to cornice line.
4. Setback: no setback on Faneuil Hall Square frontage.
5. Building Envelope: not applicable.
6. Parking: no open parking. Closed parking permitted below grade.
7. Access: for parking or loading from Corn Court only.

Parcel 15

A. Permitted Uses

This parcel shall be devoted to general business uses. The principal use may be a service establishment.

B. Building Requirements

1. Floor Area Ratio: not to exceed six.
2. Building Coverage: not applicable.
3. Height: not to be less than 45' or more than 75' above elevation 34.0' for that portion fronting on New Chardon and Market Streets; balance of parcel may be not less than 12' or more than 75' above elevation 34.0'.
4. Setback: no setback permitted along full frontage of New Chardon Street.
5. Building Envelope: must be built at uniform height along all frontages.
6. Parking: not less than 4 enclosed parking spaces must be provided.
7. Access: for parking and loading from Canal and Market Streets only.

SECTION 303: NOT TO BE ACQUIRED PROPERTIES

The six (6) buildings which are designated not to be acquired are in good structural condition, are not needed for public improvements, and are or can be made compatible with the Plan and its design objectives. To the extent that a building is not presently compatible with the Plan, agreements will be entered into between the Authority and the owner, providing for whatever work is needed to make it so compatible and subjecting the property to the continuing controls of the Plan. Where the owner of such a structure refuses to enter into such an agreement or fails to carry out the required improvements within the time provided in the agreement, the property will be subject to the eminent domain powers of the Authority. The objectives set forth in Chapter II, the General Requirements in Chapter III, Section 302A, and the General Standards for Rehabilitation in Chapter IV, Section 404 (insofar as appropriate) shall apply to these properties, as well as the more specific controls and restrictions set forth below.

10 Tremont Street (Block 289 - Parcel 1)

1. For the existing building:

   a. Permitted Uses

   This parcel shall be devoted to general office uses.

   b. Building Requirements

   (1) All visible facades of the building shall be treated and maintained in such a manner as to conform to the controls and objectives of the Plan.

   (2) The height of this building shall not be greater than that which exists on the date the Urban Renewal Plan is approved by the City Council.

2. If the existing structure should be destroyed or demolished, the following controls shall apply:

   a. Permitted Uses

   This parcel shall be devoted to general office uses.

   b. Building Requirements

   (1) Floor Area Ratio: not to exceed 10.

   (2) Building Coverage: not applicable.

   (3) Height: not to be less than 75' or more than 120' above elevation 34.0'.

   (4) Setback: no setback on Tremont or Court Street frontages.

   (5) Building Envelope: must be built at uniform height along full lengths of street frontages.

   (6) Parking: no parking permitted.

   (7) Access: not applicable.

B. 17 Court Street (Block 140, Parcel 7), Veterans Administration Building

1. This property is presently owned by the Federal Government and used for Governmental purposes. All controls to be imposed upon the property while it is in Federal ownership and use shall be mutually agreed upon between the Authority and the Federal Government.

    a. Permitted Uses: This parcel shall be devoted to public office or institution.

    b. Building Requirements:

        (1) The height of this building shall not be greater than that which exists on the date the Urban Renewal Plan is approved by the City Council.

        (2) Access for loading and unloading shall be from Franklin Avenue or New Congress Street under Government Center Plaza level.

2. If the existing structure should be destroyed or demolished, the following controls shall apply.

    a. Permitted Uses: This parcel shall be devoted to public or private office uses.

    b. Building Requirements:

        (1) Floor Area Ratio: not to exceed eight.

        (2) Building Coverage: not applicable.

        (3) Height: must be built to an elevation to match the existing cornice line of the Sears Crescent (65' above elevation 34.0').

        (4) Setback: no setback permitted on Court Street or Government Center Plaza frontages.

        (5) Building Envelope: must be built at a uniform height along full lengths of all frontages.

        (6) Parking: no open parking permitted. Enclosed parking permitted below the level of Government Center Plaza as it abuts upon the Parcel.

        (7) Access: for parking and loading, from Franklin Avenue or New Congress Street under Government Center Plaza level.

C. 1 Court Street (Ames Building) (Block 140, Parcel 6)

1. For the existing building:

   a. Permitted Uses

      This parcel shall be devoted to general office uses.

   b. Building Requirements

      (1) All visible facades of the building shall be treated and maintained in such a manner as to conform to the controls and objectives of the Plan.

      (2) The height of this building shall not exceed that which exists on the date the Urban Renewal Plan is approved by the City Council.

2. If the existing structure should be destroyed or demolished, the following controls shall apply:

   a. Permitted Uses

      This parcel shall be devoted to general office uses.

   b. Building Requirements

      (1) Floor Area Ratio: not to exceed 10.

      (2) Building Coverage: not applicable.

      (3) Height: to match the existing cornice line of the Sears Crescent (65' above elevation 34.0). But if a structure on Parcel 9 has been constructed prior to the demolition of the Ames Building, any building constructed thereafter on this site may be built to the same height as that portion of Parcel 9 which abuts upon the site.

      (4) Setback: no setback on Court Street frontage.

      (5) Building Envelope: must be built within regulated height along full length of street frontages.

      (6) Parking: no parking facilities permitted.

      (7) Access: for loading, may be shared with other parcels.

D. 6 Bowdoin Square (New England Telephone & Telegraph Co.)
(Block 146, Parcel 14) (A portion of the land area only will be acquired.)

1. For the existing building:

   a. Permitted Uses:

   This parcel shall be devoted to public utility uses.

   b. Building Requirements

   (1) The existing building shall be rehabilitated to conform with the design objectives of the Urban Renewal Plan in the following manner:

   The Southeast facade of the building shall be refaced to make it harmonious with the rest of the building.

   (2) The height of this building shall not be greater than that which exists on the date of the approval of the Urban Renewal Plan by the City Council.

   (3) Access: for parking and loading, from Hawkins Street only.

2. In the event that the New England Telephone & Telegraph Company vacates this parcel or the building or buildings are destroyed or demolished by any means, the use and building requirements on this parcel shall be as permitted in Parcel 2, Section 302, above, provided that if, in the event of such destruction or demolition, the New England Telephone & Telegraph Company chooses to replace such building or buildings, it may build such building or buildings to the same heights and floor area ratios as exist at the time of such destruction or demolition.

E. Bowker Street (Boston Edison Co.) (Block 131, Parcel 5)

1. For the existing buildings:

   a. Permitted Uses

      This parcel shall be devoted to public utility uses.

   b. Building Requirements

      (1) All visible facades of the building shall be treated and maintained in such a manner as to conform to the controls and objectives of the Plan.

      (2) No structure on this parcel shall exceed 65.0' in height above elevation 34.0'.

      (3) Access for loading and parking shall be from Hawkins Street and Bowker Street only.

2. In the event that the Boston Edison Company vacates the existing buildings, or if they are destroyed or demolished by any means, the use and building requirements on this parcel shall be as permitted in Parcel 2, Section 302, above.

F. 43 Hawkins Street (City of Boston Welfare Building and Chardon Street Home) (Block 131, Parcel 16)

1. For the existing buildings:

   a. Permitted Uses

      This parcel shall be devoted to public institutional uses.

   b. Building Requirements

      (1) The height of these buildings shall not be greater than that which exists on the date of the approval by City Council of the Urban Renewal Plan.

      (2) Access for loading and parking shall be from Bowker and Hawkins Street only.

2. In the event the City vacates these structures, or they are destroyed or demolished by any means, or proposed to be altered in any way, the use and building requirements on this parcel shall be as permitted in Parcel 2, Section 302, above.

CHAPTER IV: LAND ACQUISITION

SECTION 401: LAND ACQUIRED OR TO BE ACQUIRED

A. The Boston Redevelopment Authority has acquired or will acquire all properties as shown on Map A, Property Map.

B. In addition, street rights-of-way will be acquired as necessary to carry out the Urban Renewal Plan Proposals.

SECTION 402: SPECIAL CONDITIONS UNDER WHICH PROPERTIES DESIGNATED FOR ACQUISITION MAY NOT BE ACQUIRED

A. 50 State Street, (Block 97, Parcel 3) and 25 Faneuil Hall Square (Block 97, Parcel 2), presently designated for acquisition and integration into Disposition Parcel 13, may not be acquired if within 18 months from the date the Urban Renewal Plan is approved by the City Council, a feasible proposal for the development of the remainder of Parcel 13, which does not require the acquisition of said parcels, is accepted by the Authority and if within 6 months thereafter an agreement for the disposition of said remainder is executed.

In such event the existing building shall be rehabilitated to conform to both the design objectives and the General Standards for Rehabilitation of the Urban Renewal Plan (Section 404). All facades, fences, and exposed pipes remaining after construction is completed on Parcel 13 shall be rehabilitated or brought up to a standard acceptable to the Boston Redevelopment Authority which is compatible with the architecture of Government Center.

B. 10 Faneuil Hall Square (Block 98, Parcel 2) and 6 Faneuil Hall Square (Block 98, Parcel 4) are presently designated for acquisition and integration into Disposition Parcel 14. However, if, within 18 months from the date the Urban Renewal Plan is approved by the City Council, a feasible proposal for the development of Parcel 14 is accepted by the Authority which does not require the acquisition of one or both of these parcels, and a disposition agreement with respect to Parcel 14 is executed, then the parcel or parcels not so required will not be acquired.

In such event, then, with respect to each such parcel not to be acquired, the existing building may be retained for rehabilitation in accordance with the design objectives and the general standards for rehabilitation of this plan. However, if within three months after the disposition agreement referred to above is executed the owner of said parcel does not present a feasible proposal for the rehabilitation of his property which is approved by the Authority; or if within two months thereafter an agreement is not executed providing for such rehabilitation; or if the rehabilitation does not proceed in accordance with such

agreement and within the time periods specified therefor in the agreement; then the parcel will be acquired by the Authority. Upon such acquisition the Authority will seek to dispose of it to a purchaser willing to undertake such rehabilitation; however, if within four months of such acquisition by the Authority a feasible proposal for such rehabilitation is not presented to and approved by the Authority, or if within two months thereafter a disposition agreement providing for such rehabilitation is not executed, the parcel will be cleared by the Authority and made available for use as provided for parcel 14 under Section 302B hereof.

SECTION 403: SPECIAL CONDITIONS UNDER WHICH PROPERTIES NOT DESIGNATED FOR ACQUISITION MAY BE ACQUIRED.

A. The following properties though not proposed now to be acquired may be acquired if necessary to achieve the objectives of the Urban Renewal Plan (see Section 303 hereof):

1. 10 Tremont Street (Block 289, Parcel 1).

2. 17 Court Street (Veterans Administration) (Block 140, Parcel 7).

3. 1 Court Street (Ames Building) (Block 140, Parcel 6).

4. 6 Bowdoin Square (New England Telephone and Telegraph Company) (Block 146, Parcel 14). A portion of Block 146, Parcel 14, in any event, will be acquired. (See Property Map)

5. Bowker Street (Boston Edison Company) (Block 131, Parcel 5).

6. 43 Hawkins Street (City of Boston (Block 131, Parcel 6).

B. The following properties, though not proposed now to be acquired, will be acquired if they are not rehabilitated in accordance with Standards and Procedures set forth in Sections 404 and 405 hereof:
Block 98, Parcels 1, 5, and 6.

SECTION 404: GENERAL STANDARDS FOR REHABILITATION

A. Purpose

The purpose of these standards is to assure that the following objectives are achieved:

1. That the property will be rehabilitated to its highest and best use consistent with its location.

2. That the interior of the building will be modern and useful, will attract desirable tenants, and that all work and facilities will comply with applicable City of Boston Building Codes and regulations.

3. That the exterior of the building will reflect such historic and architectural values as are appropriate to the building and its environment.

B. Consideration of Rehabilitation Proposals

There is no intent to use the controls and restrictions which follow to limit or discourage unduly an imaginative and sensitive plan of alterations adequately satisfying the objectives of the Urban Renewal Plan. (See Chapter II, Section 205). Rehabilitation proposals consistent with the objectives of these controls and restrictions will be acceptable if adequately documented with complete architectural renderings of all aspects of the building, outline specifications for all new construction, drawings of typical external details, analyses showing the relationship between proposals and the various historical epochs of the building, and material giving assurances as to the nature and terms of years of building occupancies and uses proposed. Rehabilitation proposals will be reviewed by the Boston Redevelopment Authority, with the aid of competent historical advice, where applicable, against the criteria in this section of the Urban Renewal Plan as well as such criteria as may be derived from additional background architectural and historical documentation available to the Authority.

C. Permitted Uses

The parcels shall be devoted to general business or general office uses, as specified in Section 405 hereof. Establishments having a relation to the historical and architectural traditions of the area will be given preference.

D. Interior Remodelling and Spatial Arrangement

The interior floors, walls, ceilings, doors and door frames, window frames, stairs and other interior details shall be rearranged as required and rehabilitated to a safe and useable condition, suitable and desirable for the use intended.

E. Structural Standards

The foundations, exterior and interior bearing walls, party and/or fire walls, columns, floor and roof framing members shall be rehabilitated as necessary so as to be structurally sound and fulfill the structural requirements for the permitted uses.

F. Mechanical Equipment and Facilities

All mechanical and sanitary equipment and facilities, including but not necessarily restricted to lighting and electrical service, heating, venting and air-conditioning, plumbing, toilets and elevators, shall be rehabilitated to a safe and useable condition, unless existing equipment and facilities are of such condition that they are not repairable, in which instance they shall be replaced or installed as appropriate.

G. Protection from Elements

1. The roof, walls, foundations, gutters, drains, and details around all wall openings shall be rehabilitated as appropriate so that all interior spaces will be free of leaks and dampness.

2. Contemporary flashing and damp-proofing shall be installed at all critical points for the protection of exterior walls and roofs; and

3. Weather proofings shall be accomplished in a manner consistent with the architectural and historical motif of the structure.

H. Exterior Facades and Roofs

1. All appropriate facades of the building shall be rehabilitated or brought up to a standard acceptable to the Boston Redevelopment Authority which is compatible with the architecture of the Government Center area.

2. In general, exterior facades are to be rehabilitated in a manner consistent with the architectural tradition and stylistic motif of the area without detracting from the contemporary and future usefulness and soundness of the building. Whereas the existing building may represent the accretions of several different occupancies and cultural epochs, the altered design should choose and articulate some consistent architectural interpretation of the building's past, present, and future functions and conditions.

3. No air-conditioning, ventilating or other mechanical or electrical equipment, except lighting fixtures may project beyond the masonry face of exterior walls except by specific approval of the Boston Redevelopment Authority.

4. All non-functioning or non-useable mechanical equipment (and housing for same), vents, flues and chimney shall be demolished and removed. The only new structure above the present room to be permitted will be housings for mechanical equipment and these must be of a design, detail, size material and workmanship in harmony with the historical and/or contemporary motifs of the building.

5. The height of the building shall remain the same as at the time of approval of the plan. All roofs and roof structures visible from streets, open spaces, or nearby buildings shall be repaired or replaced with matching design and materials and/or finish appropriate to the architectural history, and stylistic motif of the structure.

6. No fire escapes shall be permitted on facades fronting Government Center Plaza, State Street, Court Street or Faneuil Hall Square.

1. Signs and Advertising

   1. No flashing electrical signs may be used; and

   2. In general, all other controls and restrictions of the Urban Renewal Plan pertaining to fixed signs and advertising apply to these buildings. Exceptions for special heraldic devices and symbols, hanging signs, or mechanical signs may be submitted to and approved by the Boston Redevelopment Authority if these can be shown to relate to the historical traditions of which the building is a symbol. Fixed signs, advertising, and heraldic devices shall be approved on the basis of the entire facade structures, rather than for individual occupancies.

J. Storage Requirements

No open air storage, temporary or permanent, of materials for use in or refuse from buildings designated for rehabilitation shall be permitted on Government Center Plaza or Faneuil Hall Square frontages.

K. Parking

No open parking will be permitted.

L. Codes and Ordinances

The building shall comply with all applicable codes and ordinances of the City of Boston.

SECTION 405: SPECIFIC STANDARDS AND PROCEDURES FOR REHABILITATION

In addition to the General Standards for Rehabilitation set forth above under Section 404, the following standards and procedures are applicable to specific buildings:

A. Block 141, Parcels 1, 4, and 5 (The Sears Building)

The Sears Building is proposed for rehabilitation in order to preserve it as an historic and architectural landmark. However, if after a period of 9 months from the approval of the Plan by the City Council, a feasible proposal for the rehabilitation of this property in accordance with such standards has not been approved by the Authority, or if, after a period of 15 months from said approval date a disposition agreement providing for such rehabilitation has not been executed, the property will be cleared and made available for uses as provided for Parcel 10 under Section 302(B) hereof. Specific standards and controls are as follows:

1. Permitted Uses: This parcel shall be devoted to general office uses.

2. Interior Remodelling and Spatial Arrangement:

   Interior partitions, corridors, and vertical circulation elements shall be re-arranged as required to suit the uses intended, except that the internal subdivision of space shall in no way destroy the external effect of small scale rhythm of wall openings. Subdivision of the ground floor shall preserve the potential for a number of tenants and entrances on that level.

3. Structural Standards: Such structural improvements shall not be allowed to alter the intrinsic architectural qualities of the northern facade facing Government Center Plaza; columns and structural millions on the ground floor northern facade should be clarified as a system in such a way as to improve the small-scale rhythm. This work shall take care to relate the rehabilitated appearance of structural members to the traditions of the building, recognizing that the existing system before rehabilitation is an accumulation of several architectural epochs.

4. Exterior Facades and Roof:

a. All exterior walls shall be of materials consistent with the architectural traditions and stylistic motif of the building. If the rear facade (southern) is to be left exposed, it shall be rehabilitated in a condition of similar quality to that predominating on the northern facade;

b. All architectural details and wall-opening frames associated with exterior windows, doors, other wall openings, cornices, parapets, chimneys, dormers, stoops, rails, and balconies shall be rehabilitated consistently throughout the building in respect to the use of similar materials and styles, and this rehabilitation shall relate to the architectural traditions and stylistic motif of the structure. Any alteration in the location and sizes of exterior wall openings shall be made with a careful effort to preserve the traditional scale and rhythms of the facade;

c. Rehabilitated infillings of all wall openings, including window sash and lights, doors, and other details shall be consistent materials and style throughout the upper floors, designed to suit the intended uses of these floors and to sensitively relate to the historical motif. Window sash and lights, doors, and other infillings of wall openings on the ground-floor shall relate to the different occupancies, but the organization of the whole length of the ground-floor facade shall meet an approved standard of harmony in respect to materials, colors, detail, scale and style of elements;

d. If the rear (southern) facade of the building is left exposed to view, existing structures for required egress shall be replaced with fire escapes or fire towers of materials harmoniously related to the dominant materials and stylistic character of the building, thus rendering the rear facade attractive from all points of view.

e. None of these controls and restrictions shall be construed as permitting such refurbishing of exterior facades as to bely the age and traditions of the building. Any work of cleaning, re-pointing of masonry, painting, or introduction of materials should take care to express the fact of the building's age and historical associations.

5. Storage Requirements

No open air storage, temporary or permanent, of materials for use in or refuse from Parcel 10 shall be permitted on Franklin Avenue or Franklin Avenue frontage.

6. Access

Access for loading and parking shall be from Franklin Avenue only.

B. Block 98, Parcels 1, 5 and 6

These parcels are proposed for rehabilitation in accordance with standards set forth in Section 404 hereof, in order to provide an environment appropriate to their setting as link between Faneuil Hall Square and the Government Center Plaza. However, if within 9 months after approval of the Plan by the City Council, any owner of any of the said parcels does not present a feasible proposal for the rehabilitation of the property which is approved by the Authority and execute an agreement providing for such rehabilitation; or if the rehabilitation does not proceed in accordance with such agreement and within the time periods specified therefor in the agreement, then the property will be acquired by the Authority. Upon such acquisition, the Authority will seek to dispose of it to a purchaser willing to undertake such rehabilitation. However, if within 9 months of such acquisition by the Authority, a feasible proposal for such rehabilitation is not presented to and approved by the Authority, and a disposition agreement providing for such rehabilitation executed, the parcel will be cleared by the Authority and made available for uses as provided for Parcel 14 under Section 302 (B) hereof. Specific standards and controls are as follows:

1. Permitted Uses: These parcels shall be devoted to general business uses.

2. Access: Access for loading shall be from Merchant's Row or Corn Court only.

CHAPTER V: RELATIONSHIP OF PLAN TO DEFINITE LOCAL OBJECTIVES

SECTION 501: CONFORMITY TO GENERAL PLAN

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, as established by the Boston City Planning Board, the predecessor of the Boston Redevelopment Authority. The proposed actions, land use, thoroughfares and public and private facilities to be provided are all in accordance with General Planning Proposals for downtown Boston and their relationship with the rest of the city. The Project in effect will help to carry out the General Plan insofar as it affects that area of the City. There is also conformity with the Program for Community Improvements since the General Plan and the General Plan for the Central Business District are key elements of that program.

SECTION 502: RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

A. Land Use

The Project plans will help achieve the local objectives of providing new and improved office space, both public and private, in downtown Boston. The office space will be supported by accessory uses including retail and service establishments, parking and transient facilities. In addition to the stated objectives directed at the regeneration of the commercial center of the city through the development of a new Government Center, the construction of new commercial office buildings, and the replacement of the obsolete street pattern with an efficient system of thoroughfares, the present Urban Renewal Plan will help achieve the local objective to develop this area's potential as tourist attraction through the improvement of pedestrian access to these areas and their linkage with the new Government Center via an improved "Freedom Trail."

B. Traffic Improvements

The plan will enable the obsolete and inefficient street system to be reshaped in keeping with traffic and parking requirements for the new improvements within the project and will provide sufficient off-street loading throughout the project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

C. Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement of all existing but sub-standard underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

D. Improvement of Public Transportation

The subway transportation facilities of the Metropolitan Transit Authority will be improved by the provision of a new loop immediately north of the Scollay Square Station. This loop will provide a quick and efficient turnaround for cars serving the Scollay Station and thereby will permit the Metropolitan Transit Authority to provide more service to Scollay Square, as will be necessitated by the project.

E. Recreation and Community Facilities

The Plan will provide a linked system of public open spaces within the project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal has long been an important part of the planning objectives for the area.

CHAPTER VI: ZONING

SECTION 601: IDENTIFICATION OF DISTRICT CHANGES

Presently, almost all the Project Area is zoned for General Business (B-155). One exception is an irregular area, bounded approximately by Merrimac Street, Pitts Street, Hawkins Street extended and Sudbury Street, which is zoned for industry (I-155). The other exception is a small area in the block bounded by Staniford Street, Green Street and Cambridge Street which is zoned for Local Business (L-155). Both of these areas are proposed to be changed to General Business (B-155), as shown on the Existing and Proposed Zoning Map.

SECTION 602: TIMING OF ZONING CHANGES

The zoning changes are anticipated to take place after approval of the Plan by the Boston City Council

CHAPTER VII: REDEVELOPER'S OBLIGATIONS

SECTION 701: DESIGN CONTROLS

Redevelopment and rehabilitation of land in the Project Area shall be made subject to the regulations and controls specified in this Plan. The purpose of such regulations and controls is to assure the renewal of the Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or rehabilitation proposals which are in harmony with the Plan. All such proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to commencement of construction. In addition to assuring compliance with the specific controls set forth in Chapter III, the Authority will evaluate the quality and appropriateness of proposed development with reference to the general design considerations set forth in Chapter II.

SECTION 702: OBLIGATION TO BUILD

The redeveloper will be obliged, under the terms of the disposition instrument, to carry out certain specified improvements, in accordance with the Urban Renewal Plan, within a reasonable period of time as set forth in the instrument.

SECTION 703: DISPOSITION OF PROPERTY BY REDEVELOPER

The redeveloper will not be permitted to dispose of property until the improvements are completed without the prior written consent of the Boston Redevelopment Authority, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City of Boston and the Boston Redevelopment Authority.

CHAPTER VIII: RELOCATION

SECTION 801. FAMILIES TO BE DISPLACED

As of October 25, 1961, there were 440 families (including individual householders) residing in the Project Area.

SECTION 802. RELOCATION METHOD

(a) Inspection. Each dwelling unit considered as a relocation resource has been inspected by a trained housing inspector to establish the fact that it is decent, safe, and sanitary, and that it contains adequate heating, lighting, cooking and plumbing facilities.

(b) Schedule of Availability. Each dwelling unit approved on inspection is matched against families to be displaced to determine whether it meets the following standards:

(1) Location: It must be located so that the principal worker in the family can reach his place of employment within a reasonable time and a reasonable commuting expense, and be in an area which meets the family's essential needs for public and commercial facilities.

(2) Ability to Pay: The cost of the dwelling unit must be, in the case of rental, not more than 25% of family income, and, in the case of purchase,not more than twice the family's annual income.

SECTION 803: HOUSING RESOURCES

(a) Public Housing: As of October 25, 1961, the Boston Housing Authority was operating 13,837 units of low-income housing, 10,156 Federally-aided and 3,681 State-aided. Turnover rate is approximately 13.6%. Thus, sufficient units of public housing have been and will be available to meet the needs of eligible families displaced from the Project Area as well as other priority families in the Boston area.

(b) Private Rental Housing. Based on vacancy ratios established by the 1960 Census of Housing, between 5,000 and 6,000 dwelling units are vacated in a given year in the City of Boston, of which approximately 2/3 are in the under-$90 rental category. The supply of private rental housing thus is and has been adequate to meet the needs of families displaced from the Project Area.

(c) Sales Housing. In the opinion of competent real estate agents, there is and has been an adequate supply of housing for purchase in the City of Boston which is in the $9,000 to $16,000 price range.

SECTION 804: CONCLUSION

Of the 440 families residing in the Project Area as of October 25, 1961, 428 were relocated as of April 1, 1963, using the method and housing resources described above. Feasibility of relocation in the Project Area has thus been firmly established.

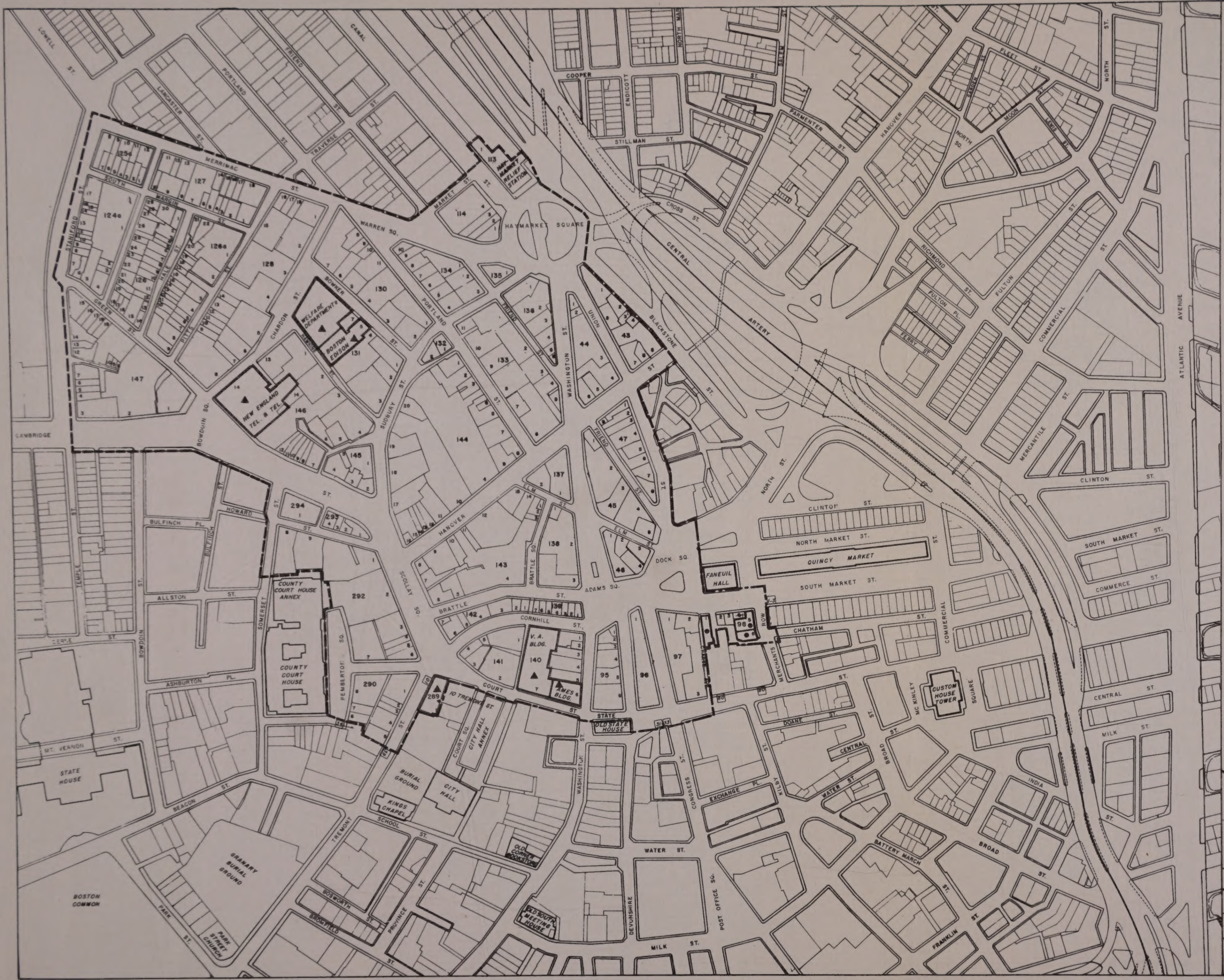
CHAPTER IX: PROVISION FOR MODIFICATION AND TERMINATION

SECTION 901: MODIFICATION

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the redeveloper of such part, his successor or assigns. Where the proposed modification will substantially change the Plan, the modification must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

SECTION 902: TERMINATION

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.


LOWELL ST.
CANAL
FRIEND
PORTLAND
LANCASTER ST.
MERRIMAC
TRAVERSE
HAYMARKET RELIEF STATION
MARKET ST.
HAYMARKET SQUARE
WARREN SQ.
COOPER
ENDICOTT
NORTH MARGIN
SALEM
STILLMAN ST.
CROSS ST.
CENTRAL ARTERY
PARMENTER ST.
HANOVER
NORTH SQ.
FLEET ST.
SARGENT
MOON
LEWIS
NORTH ST.
RICHMOND ST.
FULTON PL.
FULTON
FERRY ST.
COMMERCIAL ST.
MERCANTILE ST.
ATLANTIC AVENUE
STANIFORD ST.
SOUTH ST.
GREEN ST.
CHARDON ST.
BOWKER
WELFARE DEPARTMENT
BOSTON EDISON
NEW ENGLAND TEL. & TEL.
PORTLAND ST.
SUDBURY ST.
UNION ST.
BLACKSTONE ST.
WASHINGTON ST.
FRIEND
ELM ST.
CAMBRIDGE
BOWDOIN SQ.
HOWARD
BULFINCH PL.
BULFINCH
TEMPLE ST.
ALLSTON ST.
SOMERSET
COUNTY COURT HOUSE ANNEX
COUNTY COURT HOUSE
PEMBERTON SQ.
SCOLLAY SQ.
HANOVER
BRATTLE SQ.
BRATTLE
CORNHILL ST.
ADAMS SQ.
DOCK SQ.
FANEUIL HALL
CLINTON ST.
NORTH MARKET ST.
QUINCY MARKET
SOUTH MARKET ST.
CHATHAM
MERCHANTS ROW
CUSTOM HOUSE TOWER
MC KINLEY SQUARE
SOUTH MARKET ST.
COMMERCE ST.
CENTRAL ST.
MILK ST.
INDIA
V. A. BLDG.
AMES BLDG.
COURT ST.
10 TREMONT ST.
STATE ST.
OLD STATE HOUSE
CITY HALL ANNEX
COURT SQ.
BURIAL GROUND
CITY HALL
KINGS CHAPEL
SCHOOL ST.
OLD CORNER BOOKSTORE
ASHBURTON PL.
MT. VERNON ST.
STATE HOUSE
BEACON ST.
TREMONT
GRANARY BURIAL GROUND
BOSTON COMMON
PARK ST.
PARK STREET CHURCH
BOSWORTH ST.
BROMFIELD
PROVINCE ST.
OLD SOUTH MEETING HOUSE
WATER ST.
DEVONSHIRE
CONGRESS ST.
EXCHANGE PL.
KILBY ST.
POST OFFICE SQ.
MILK ST.
DOANE ST.
CENTRAL
WATER ST.
BROAD ST.
BATTERY MARCH ST.
FRANKLIN ST.
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LEGEND

PROJECT BOUNDARY LINE – – –

BLOCK NUMBER 56

PARCEL NUMBER 62

STREET NUMBER ▢

PROPERTY TO BE ACQUIRED ▭

PROPERTY NOT TO BE ACQUIRED ▲

PROPERTY FOR REHABILITATION ●

BOSTON REDEVELOPMENT AUTHORITY

CITY OF BOSTON • SUFFOLK COUNTY • MASSACHUSETTS

GOVERNMENT CENTER

PROJECT NO. MASS. R-35

PROPERTY MAP

BASE MAP

REVISION MARCH 1, 1963

SCALE IN FEET 0 100 200 300 400 1" = 100'

N

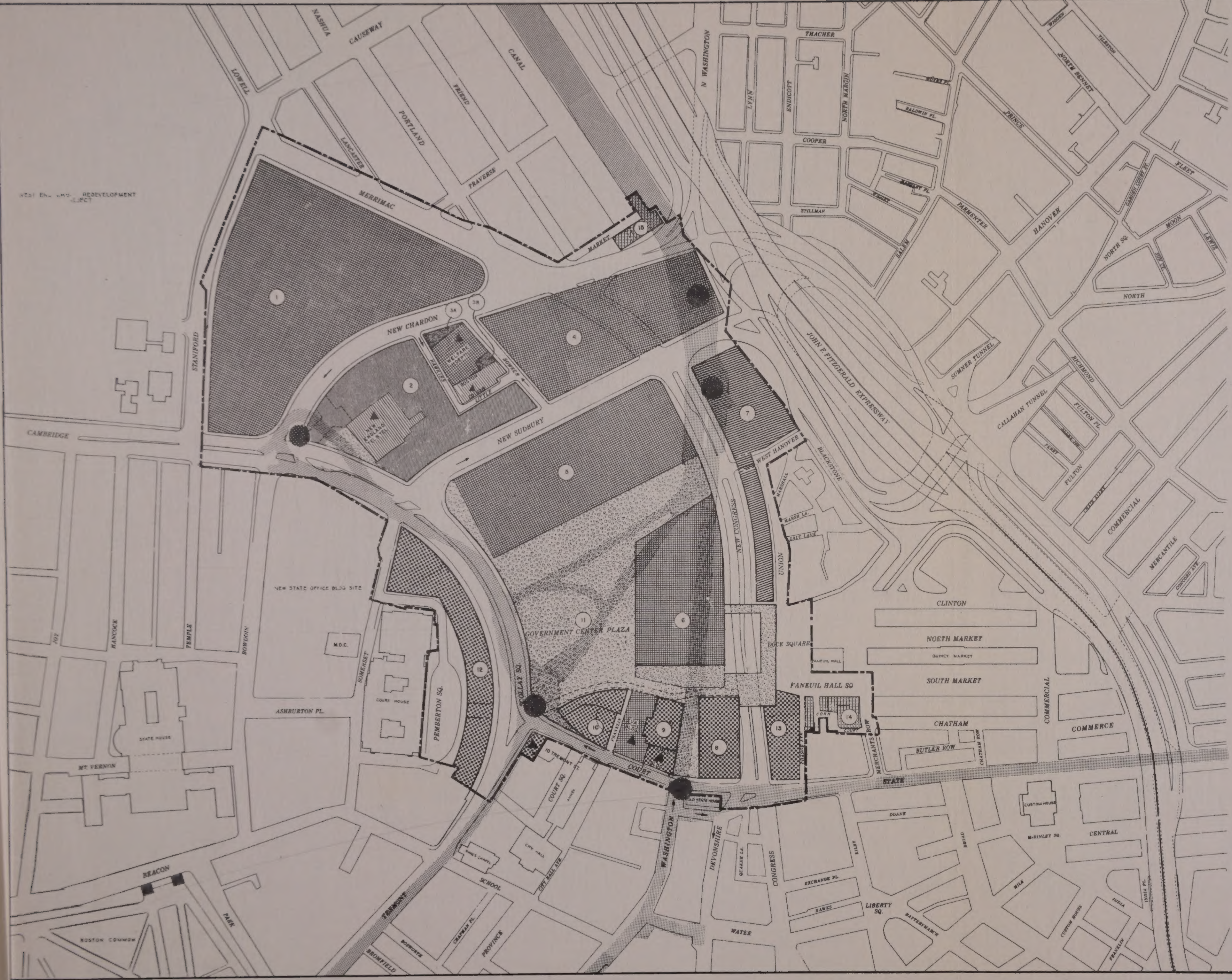
A MAP

R 35 104 EXHIBIT

CODE ®

SUBMISSION DATE

DRAWING BOOK


REDEVELOPMENT
NASHUA
CAUSEWAY
LOWELL
CANAL
FRIEND
PORTLAND
LANCASTER
TRAVERSE
MERRIMAC
MARKET
15
1
NEW CHARDON
3A
3B
4
2
HAWKINS
WELFARE DEPT.
BOWKER
BOSTON
LITTLE
NEW ENGLAND TEL & TEL
STANIFORD
CAMBRIDGE
NEW SUDBURY
5
N WASHINGTON
THACHER
LYNN
ENDICOTT
NORTH MARGIN
COOPER
STILLMAN
BALDWIN PL.
SALEM
PARMENTER
PRINCE
NORTH BENNET
TILESTON
WIGGIN
HANOVER
FLEET
GARDEN COURT ST.
MOON
NORTH SQ.
SUN CT.
LEWIS
NORTH
JOHN F. FITZGERALD EXPRESSWAY
SUMNER TUNNEL
CALLAHAN TUNNEL
RICHMOND
FULTON PL.
FERRY
FULTON
COMMERCIAL
MERCANTILE
CONCORD AVE
7
WEST HANOVER
BLACKSTONE
MARSHALL
MARSH LA.
SALT LANE
NEW CONGRESS
UNION
CLINTON
NORTH MARKET
QUINCY MARKET
SOUTH MARKET
DOCK SQUARE
FANEUIL HALL
FANEUIL HALL SQ
CORN
COURT
14
CHATHAM
BUTLER ROW
CHATHAM ROW
MERCHANTS ROW
COMMERCE
STATE
NEW STATE OFFICE BLDG SITE
M.D.C.
JOY
HANCOCK
TEMPLE
BOWDOIN
SOMERSET
COURT HOUSE
PEMBERTON SQ.
ASHBURTON PL.
STATE HOUSE
MT. VERNON
11
GOVERNMENT CENTER PLAZA
6
12
SCOLLAY SQ.
10
FRANKLIN
VA BLDG
9
8
13
10 TREMONT ST.
COURT SQ.
ANNEX
CITY HALL
KINGS CHAPEL
CITY HALL AVE.
SCHOOL
BEACON
PARK
BOSTON COMMON
TREMONT
BROMFIELD
BOSWORTH
CHAPMAN PL.
PROVINCE
OLD STATE HOUSE
WASHINGTON
DEVONSHIRE
QUAKER LA.
CONGRESS
WATER
EXCHANGE PL.
HAWES
LIBERTY SQ.
KILBY
DOANE
BROAD
BATTERYMARCH
MILK
CUSTOM HOUSE
McKINLEY SQ.
CENTRAL
CUSTOM HOUSE
INDIA
INDIA PL.
FRANKLIN

LEGEND

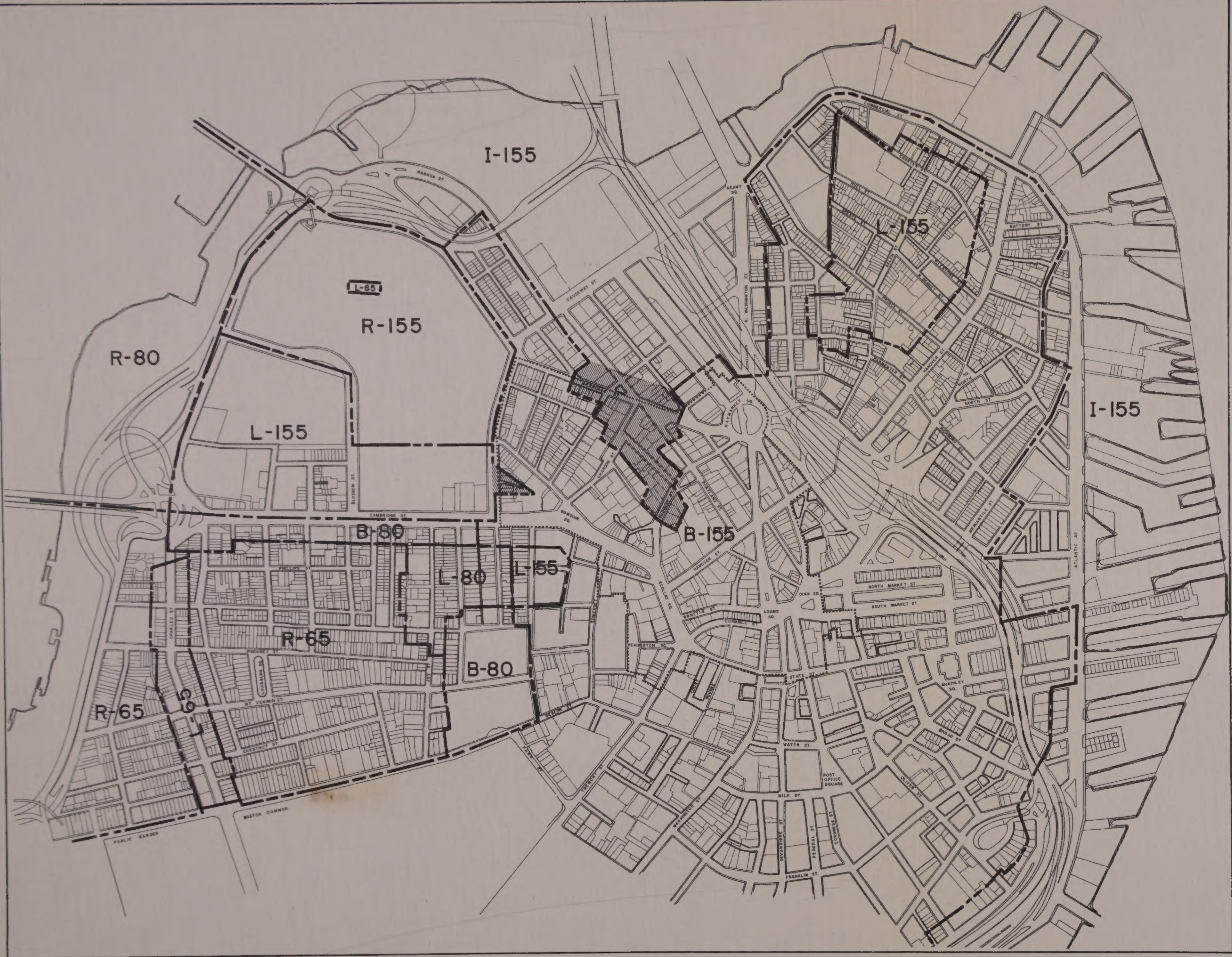
PROJECT BOUNDARY	─ · ─
PROPOSED LAND USES	
PUBLIC BUILDINGS	▦
PUBLIC OPEN SPACE	░
PUBLIC UTILITY	▥
GENERAL OFFICE	▩
TRANSIENT HOUSING &/OR GENERAL OFFICE	▤
ALTERNATIVE USES PUBLIC OFFICE & INSTITUTION, PUBLIC OPEN SPACE, UTILITY BUILDING OR PARKING, GENERAL OFFICE, PRIVATE INSTITUTION	▒
GENERAL BUSINESS	▥
OPEN SPACE & PARKING	▓
MTA SUBWAY STATION	●
MTA EASEMENTS	▦
OTHER EASEMENTS	- - - -
PROPERTY NOT TO BE ACQUIRED	▲
ONE-WAY TRAFFIC FLOW	←
DISPOSITION PARCEL NUMBERS	⊙

BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS
GOVERNMENT CENTER
PROJECT NO. MASS. R-35

PROPOSED LAND USE MAP

I. M. PEI & ASSOCIATES - ARCHITECTS & PLANNERS

BASE MAP	B MAP	R-35 102 EXHIBIT
REVISION JULY 16, 1962		
SCALE IN FEET 0 100 200 300 400 500	CODE	
	SUBMISSION DATE	
	DRAWING BOOK	


I-155
L-65
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CAMBRIDGE ST
COMMERCIAL ST
BATTERY ST
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DOCK SQ
ADAMS SQ
BRATTLE ST
CORNHILL ST
PEMBERTON SQ
BOWDOIN SQ
STATE ST
MCKINLEY SQ
BROAD ST
WATER ST
POST OFFICE SQUARE
MILK ST
FRANKLIN ST
DEVONSHIRE ST
FEDERAL ST
CONGRESS ST
ATLANTIC AV
PINCKNEY ST
MT VERNON ST
CHESTNUT ST
BOSTON COMMON
PUBLIC GARDEN

LEGEND

B-155, B-80 } GENERAL BUSINESS Buildings restricted to 155 ft. & 80 ft. in height.

I-155 INDUSTRIAL, Buildings restricted to 155 ft. in height.

L-155, L-80, L-65 } LOCAL BUSINESS Buildings restricted to 155 ft., 80 ft. & 65 ft. in height.

R-155, R-80 } GENERAL RESIDENCE Buildings restricted to 155 ft. & 80 ft. in height.

— - - — BOUNDARY OF EXISTING ZONES

PROPOSED CHANGE TO B-155 ▨

BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS
GOVERNMENT CENTER
PROJECT NO. MASS. R-35

EXISTING AND PROPOSED ZONING MAP

BASE MAP

REVISION MARCH 1, 1963

C
MAP

R-35
103
EXHIBIT

SCALE IN FEET
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CODE

SUBMISSION DATE

DRAWING BOOK

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ACCO PRODUCTS, OGDENSBURG, N. Y.
A DIVISION OF NATSER CORPORATION

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Reference

Urban Renewal Plan C.2

Government Center

DATE	ISSUED TO